

**AGENDA
PLANNING BOARD
MARCH 9, 2020**

**AGENDA ITEM #5B
NEW APPLICATIONS-Completeness Review and Public
Hearings**

**WILDER RIDGE ESTATES, LLC; 0 & 0
EAST WILDER RD, (Tax Map 7, Lots 9
& 10), zoned R-3**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 9, 2020 Meeting

Staff Memorandum – #PB2020-06-BLA

APPLICATION INFORMATION

Agenda Item: 5.B

Application ID#: #PB2020-06-BLA

Application Type:
Boundary Line Adjustment

Property Location & Tax Map:

- 0 East Wilder Road (Tax Map 7, Lot 9)
- 0 East Wilder Road (Tax Map 7, Lot 10)

Property Owner/Applicant:
Wilder Ridge Estates, LLC

Zoning District(s):
Residential Three (R-3)

Property Sizes (existing):

- Tax Map 7, Lot 9: +/-1.0 acres
- Tax Map 7, Lot 10: +/-5.05 acres

Overlay District(s):
none

HEARING NOTICE

WILDER RIDGE ESTATES, LLC; 0 & 0 EAST WILDER RD, (Tax Map 7, Lots 9 & 10), zoned R-3: Request for approval of a Boundary Line Adjustment. #PB2020-06-BLA

PLANS AND APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Project description (1 page)
- ▶ Subdivision Regulations - Technical Checklist (3 pages)
- ▶ Plan titled "Boundary Line Adjustment Plat Prepared for Wilder Ridge Estates, LLC", prepared by Paton Land Surveying, LLC, dated February 21, 2020, Project No. 2020-279-44.

COMPLETENESS REVIEW

This application has been reviewed in accordance with the Lebanon Subdivision Regulations. The Planning & Development Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

This is a request for a Boundary Line Adjustment between lands located at 0 East Wilder Road (Tax Map 7, Lot 9) and 0 East Wilder Road (Tax Map 7, Lot 10). As proposed, the changes resulting from the Boundary Line Adjustment are as follows:

- ▶ Map/Lot 7-9 will increase by a net of +/-0.17 acres, from +/-1.0 acres to +/-1.17 acres.
- ▶ Map/Lot 7-10 will decrease by a net of +/-0.22 acres, from +/-5.05 acres to +/-4.88 acres.

The proposed changes are highlighted in Figures 1 and 2 below. Note that Figures 1 and 2 depict only that portion of Map/Lot 7-10 that is impacted by the proposed boundary line adjustment.

Figure 1. Existing Boundaries.

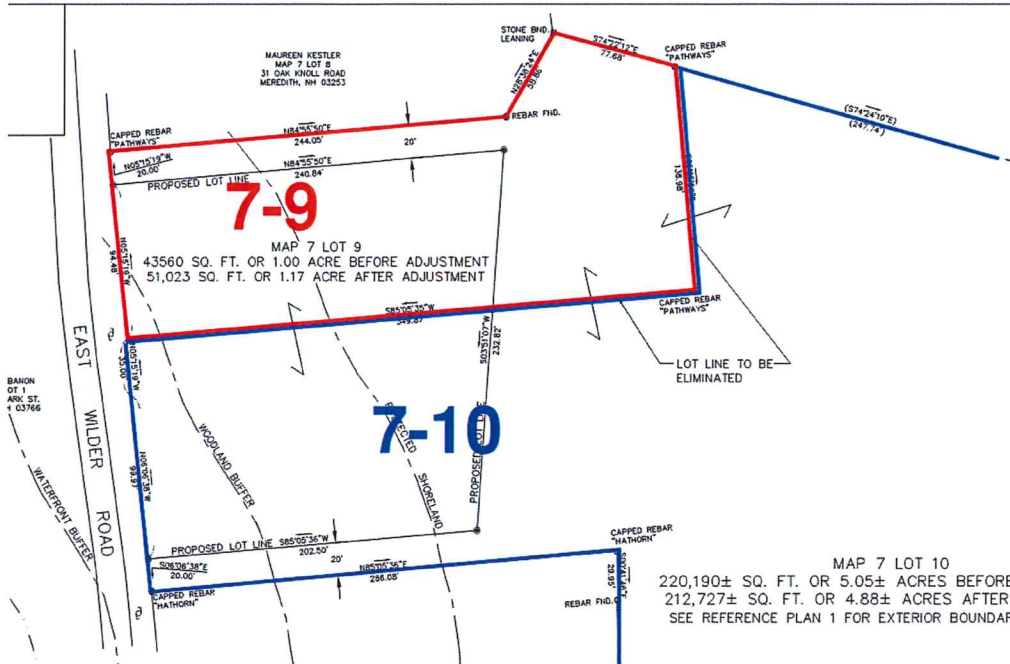
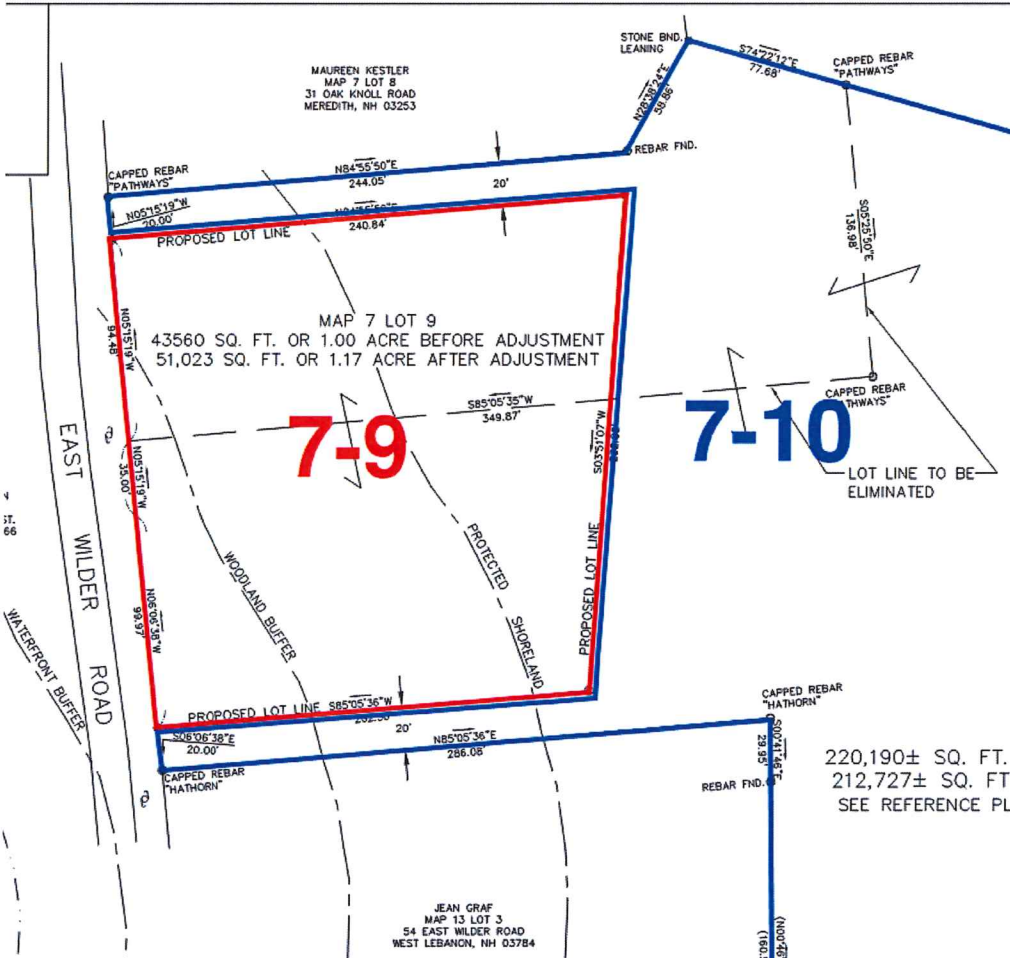


Figure 2. Proposed Boundaries.



STAFF COMMENTS**ASSESSING**

No comment.

BUILDING INSPECTION

No comment.

FIRE

No comment.

POLICE

No comment.

PUBLIC WORKS/CITY ENGINEER

The City Engineer notes that both currently and as proposed, Map/Lot 7-10 will not be accessible in the future to meet City standards for a driveway from East Wilder Road. The plat does depict a 50-foot-wide access easement on the north side of Map/Lot 7-10, but given the topography, it is not clear whether a driveway meeting City standards could be constructed with the easement area.

PLANNING & DEVELOPMENT

The applicant has already addressed the Planning & Development Department's comments regarding the information presented on the plat. The Planning & Development Department has no other comments.

ZONING

Both lots currently conform to the applicable minimum lot sizes and dimensional requirements as set forth in the Zoning Ordinance and will continue to after reconfiguration.

STAFF RECOMMENDATIONS

If the Board moves to approve this application, then based on the information reviewed by City staff, the Planning & Development Department recommends that the Board approve the application with the following conditions to be satisfied prior to the signing and recording of the plat:

1. Prior to the signing and recording of the plat, the applicants shall provide a digital record drawing (Cad .dwg Format using NH State Plane Coordinate system).

Attachments

cc: Wilder Ridge Estates, LLC (via e-mail)
Christopher Paton, Paton Land Surveying, LLC (via e-mail)
File

**CITY OF LEBANON
APPLICATION FOR**

SPECIAL EXCEPTION	<input type="checkbox"/>	<input type="checkbox"/>	SITE PLAN REVIEW
VARIANCE	<input type="checkbox"/>	<input type="checkbox"/>	SUBDIVISION
MOTION FOR REHEARING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	<input type="checkbox"/>	<input type="checkbox"/>	CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Wilder Ridge Estates TEL.#: 603-526-8984

MAILING ADDRESS: P.O. Box 2322, New London, NH 03257

E-MAIL ADDRESS: wilderridgeestates@live.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Ed Hauck TEL.#: 603-748-0226

MAILING ADDRESS: P.O. Box 2322, New London, NH 03257

E-MAIL ADDRESS: wilderridgeestates@live.com

PROJECT LOCATION: East Wilder Road

TAX MAP #: 7 LOT#: 7-9 & 7-10 PLOT #: ZONE: R-3

STREET ADDRESS OF PROJECT: 0 + 0 East Wilder Rd.

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Lot Line Adjustment

TYPE OF OCCUPANCY:

EXISTING ☒ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☒ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**
USE: _____

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on March 11, 2020, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Ed Hauck DATE: February 10, 2020

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: _____ DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
2-10-20	7/9 & 7/10	PB2020-	\$86.45	2-10-20	17557

06-BLA \$66.45

TO: Lebanon Planning Board

From: Wilder Ridge Estates LLC-Ed Hauck

P.O.Box 2322, New London NH. 03257

Project Description: Lot Line Adjustment Map 7/9, 7/10

Change existing 1 acre lot line on Map 7/9 to give more frontage road property on East Wilder Road

Making this a lot line adjustment, staying within the boundary lines of the total owned property,

Map 7/9 & 7/10.

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST
MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT

PROJECT NAME:

Wilder Ridge Estates LLC

APPLICANT:

Ed Hauck

DATE:

February 10, 2020

GENERAL SUBMISSION REQUIREMENTS:

All applications to the Planning Board for Subdivision Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§7.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.B]
[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ Eight (8) sets of project plans to be distributed for Staff Review. [§8.2.A]
[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- ☒ A digital copy of Subdivision plan in .PDF format. [§8.2.B]

NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by the Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Lot Line Adjustment / Boundary Line Agreement plans shall include the information described below pursuant to Section 8 of the Lebanon Subdivision Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. The scale of the plans shall be appropriate to the size of the overall development. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Subdivision Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§8.2.C]

Plan Requirements	Info. Provided	Waiver Sought
8.2.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
8.2.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(4) - Zoning District in which the subject lots are located, including district boundaries if in more than one district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(5) - Location of all existing structures on the subject lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(6) - Site location map showing the original boundaries of the subject lots and adjacent lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(7) - The new surveyed property line(s) as a result of the application, including bearings and distances, as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals, and the area of the altered lots shall be shown in square feet and acres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT

Plan Requirements (cont.)	Info. Provided	Waiver Sought
8.2.A(8) - The plat shall be titled to include the names of the owners of all lots altered by the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.2.A(9) - A statement shall be placed on the plat as follows: "This plan shows Minor Lot Line Adjustments / Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision."	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 8 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Ed Hauck

Planning office Use Only:

Date Received ___/___/___ Checklist Complete YES or NO Checked by: _____

(Last Revised 05/22/13)

